

Community Preservation Act Committee (CPAC) Meeting Minutes

Tuesday, September 25, 2007 @ 7pm in the Town Room, Town Hall

CALL TO ORDER: The meeting was called to order by Peter Jessop at 7:05 p.m. in the Town Room of Town Hall

COMMITTEE MEMBERS IN ATTENDANCE:

Louis Greenbaum, Historical Commission
Peter Jessop, Housing Authority, Chair
Vladimir Morales, At Large
Vince O'Connor, At Large, Vice Chair
Nicki Robb, Conservation Commission
Mary Streeter, At Large

COMMITTEE MEMBERS ABSENT:

Kimberley Broderick, At Large
Planning Board rep to be approved
LSSE rep to be named

STAFF / OTHERS IN ATTENDANCE:

Sonia Aldrich, Comptroller,
David Ziomek, Conservation and Planning Director,
Hwei-Ling Greeney, Select Board
Jeanne Potash, LWV of Amherst
Edith MacMullen

AGENDA

- Introductions
- Elect a Vice Chair and a Clerk
- Review anything required for Fall Town Meeting (discussion about Town Hall Debt)
- Discuss Special Employee Status
- Establish timelines for submissions of proposals
- Establish Committee meeting dates

Introductions were made and Peter described the mission of this group and answered questions.

Elect a Vice Chair and a Clerk

MOTION: A motion was made to elect Vince O'Connor as the Vice Chair and Mary Streeter as the Clerk.

VOTE: 4-0-2 or 3* Peter, Vladimir, Nicki, Louis voted aye, Vince, Mary, Edie* abstained

DISCUSSION:

Haskins View

Dave Ziomek updated the committee on the status of APRs and appraisals voted in Town Meeting last Spring. He may come to CPAC soon with a proposal to purchase lots 7-13 in Haskins View in North Amherst. He has applied for a self-help grant. If approved there will be a 70% State-30% Town matching funds opportunity. Dave was asked to 1.) Have ConCom weigh in; 2.) Have specifics on property. He offered to take group members to view the site and provide them with maps.

Special Municipal Employee Status (SME) Status

Mary Streeter explained that she could not be a substitute teacher in the schools unless the committee had SME status.

MOTION: Vince O'Connor made a motion that we ask the Select Board to approve this committee for Special Municipal Employee Status based on the fact that there is a substitute teacher on the committee.

VOTE 6-0-1 Edie* abstained

Call for Proposals Qualifying for CPA Funding

Peter Jessop passed out the letter that was used last year to call for proposals. We discussed the process and timetable. Peter asked that we review this letter between now and the next meeting and to contact him with any revisions or groups that should be added to the contact list.

Preliminary Discussion of Town Hall Masonry Funding

Since Hwei-Ling Greeney was present as an observer we asked her to update us on the Select Board's intention to use CPAC funds to pay for Town Hall Masonry project. She informed us that last Spring Town Meeting approved borrowing over \$600,000. The number now is about \$507,000. Annual cost would be about \$70,000 for 10 years at 5% interest rate. The Select Board voted to for 100% funding through the Historical Commission which would then go to CPAC. The vote was 4-1 with Rob Kusner voting no.

Louis Greenbaum said the Historical Commission has a clear delineation of projects out to 2014. He is supportive of preserving Town Hall.

Mary Streeter said that at the Select Board meeting Rob Kusner questioned whether the Town Hall Masonry Project should be entirely funded through CPAC because a portion of it was for maintenance. The vote was 4-1 to take it to the Historical Commission first and then to CPAC. Rob may have a minority report. The Town Manager is going to find out how much of the project's cost is for maintenance.

Peter Jessop distributed a letter from Town Attorney Joel Bard. Concerns about the legality and appropriateness of CPAC funding this project were raised by members and it was agreed by consensus that more information was needed and we would wait to hear from the Historical Commission.

Committee Meeting Dates

Next Meetings - Town Room, second floor 7:00 PM

Tuesday, October 9, 2007

Tuesday, November 13, 2007

FOLLOW UP:

Review "Call for Proposals" letter and provide feedback directly to Peter.

ADJOURNMENT:

VOTED unanimously to adjourn the meeting at approximately 9 PM

Approved: October 16, 2007

Respectfully Submitted by: Mary Streeter, Clerk